

*Which Landscape do you
Feel is Right for
Fremont's Future?*



**You have a choice on how Fremont will look in the future. Please
attend the Fremont Town Meeting Saturday March 18th at 5:00 pm so
your voice can be heard.**



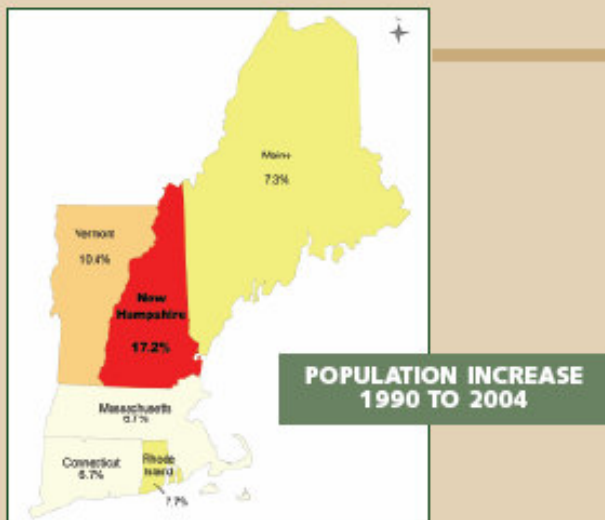
The Dollars and Sense Of Saving Special Places

On Monday February 13th representatives from the Society for the Protection of New Hampshire's Forests (SPNHF) provided a presentation entitled "The Dollars and Sense of Saving Special Places". This presentation focused not on the well-known environmental or quality of life reasons for protecting our natural spaces – it instead focused only on the economic reasons behind land conservation.

Conventional wisdom dictates that you can grow your way out of a tax problem by developing more land to help pay for municipal costs. What the SPNHF presentation documented using case studies and real examples from several towns in New Hampshire are the weaknesses of this view. Those who think more development leads to lower taxes overlook the costs for municipal services needed for newly developed properties. There is a strong economic incentive to conserve land because municipal costs associated with land left in its natural state are much lower than the costs associated with land utilized for residential development.

Statewide and local studies have consistently demonstrated the value of open space for our economy and for our property tax base. For instance, a study conducted for the Squam Lakes Association looked at all 234 incorporated townships in the state and found that, on average, the towns with the most open space have the lowest property tax bills. Cost of community services studies conducted in many parts of the state including Fremont have found that the income derived from open space is always greater than the cost of services for the open space. The reverse is true of residential property. It almost never generates enough income to pay for the services it requires.

Larger populations demand more public services. There are roads to be maintained, emergency services, and if there is a school aged child in a home, the need for public services demanded by the house more than outweighs the property taxes generated. **More construction leads to greater taxes.**



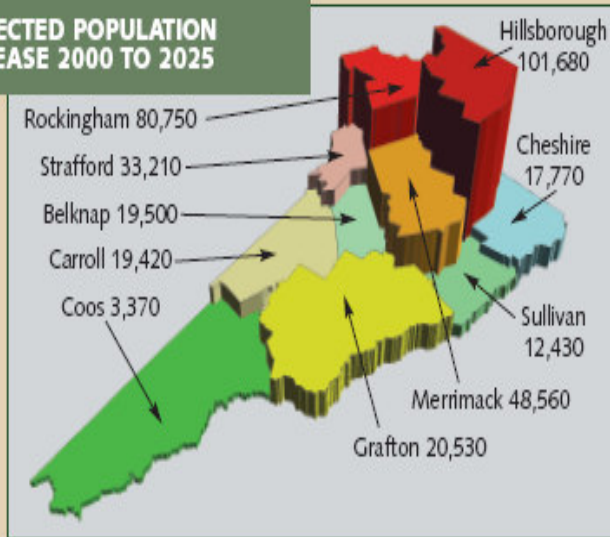
From 1990 to 2004 New Hampshire's total population grew by 17.2% - twice as fast as the average for the rest of New England.

Fremont's population grew by over 60% between 1990 and 2004. During this same time period, property taxes in Fremont have risen over 80%.



WHERE IS NH GROWING?

PROJECTED POPULATION INCREASE 2000 TO 2025



Since the mid-1990s, New Hampshire has experienced a boom in the construction of single and multi family housing.

Five years ago the number of multi-family units in Fremont could be counted on one hand – today they are a prominent part of Fremont's landscape.

Article 5 is supported by both the Board of Selectmen and the Fremont Budget Committee

Why? Because both of these groups realize that in order to attempt to generate money for land conservation the saying "you have to have money to get money" is absolutely correct. There are many public and private organizations that provide grants. But state programs such as LCHIP and federal programs such as the Land and Water Conservation Fund only provide matching grants. Other towns around our area have qualified and used grant money for conservation efforts including Newfields, Stratham, Kingston, Lee and Brentwood. One thing that they all have in common is that they first passed warrant articles so that they could qualify for matching funds. **This is what Fremont needs to do if we want to preserve natural spaces in this town as cost effectively as possible.**

How Will Funds be Used in the Future

The Fremont Open Space Advisory Committee's goal for the future is to enter into land preservation agreements with landowners so that Fremont's growth can be better planned and Fremont's rural heritage can be protected. Land preservation agreements will make it possible to prevent natural areas and working farms from being developed without forcing anyone to sell their land, and while still allowing the landowners to continue using their land as they always have.

The Fremont Open Space Committee has developed a transparent and repeatable process that clearly delineates how properties are researched, valued, and funded. This process which involves The Board of Selectmen, The Conservation Commission, The Open Space Committee and formal public meetings to review any plan and receive comments by the public has been put into place in order to assure the residents of Fremont that the town's interests as well as the interests of Fremont's citizens are protected.

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Fremont Open Space Committee Newsletter
c/o Fremont Conservation Commission
PO Box 120
Fremont, NH 03044

Fremont's Annual Town Meeting

Saturday March 18 at 5:00

This mailer was funded by a grant from the Greater Piscataqua Community Foundation.
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